

**Exhibit L**

**Analysis of the Project’s Public Benefits**

The Project includes six categories of substantive Public Benefits as defined according to the public benefits categories set forth in Subtitle X, Section 305 of the Zoning Regulations. The PUD evaluation standards, at Subtitle X, Section 304.4(c), require the Commission to find that the proposed development “[i]ncludes specific public benefits and project amenities of the proposed development that are not inconsistent with the Comprehensive Plan or with other adopted public policies and active programs related to the subject site.” Section 305.2 provides that “Public benefits are superior features of a proposed PUD that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from development of the site under the matter-of-right provisions of this title,” and Section 305.4 requires that a majority of the public benefits of the proposed PUD relate to the geographic area of the ANC in which the application is proposed.

The public benefits criteria at Subtitle X, Sections 304.4(c), 305.2 and 305.4 require that the public benefits proposed as part of a PUD application (a) be not inconsistent with the Comprehensive Plan and other adopted public policies, (b) benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from a matter-of-right development of the Property, (c) be tangible, quantifiable, measurable, and able to be completed prior to issuance of a certificate of occupancy, and (d) relate to the geographic area of the ANC(s) in which the Project is located. The Project’s Public Benefits satisfy each of these criteria.

Category of Public Benefit	Analysis	Consistent w. Comp. Plan	>Matter-of-Right	Tangible Measurable	Within ANC
<i>Superior urban design and architecture (11-X DCMR § 305.5(a))</i>	<p>Urban design and architecture are categories of public benefits and project amenities for a project proceeding under a PUD, and the Project’s urban design and architecture are superior public benefits. The Project incorporates numerous design precepts that guide superior urban design in the District and that represent significant improvements over the existing aesthetic and functional conditions of the Property. For instance, the Project’s urban design emphasizes the pedestrian nature of 14<sup>th</sup> Street, NW in the vicinity of the Property and provides large setbacks at the rear to preserve light and air for surrounding properties.</p> <p>The Project similarly includes elements of superior architectural design. For example, the Project presents a thoughtful ground floor design that integrates into the surrounding context and utilizes high quality façade materials and finishes. The Project’s differentiated massing, balconies, articulation and design responds to its context on all sides, while its materials palette creates a cohesive design.</p>	Yes	Yes, superior design to a matter-of-right building	Yes, enforceable via approved plans	Yes

## Analysis of the Project’s Public Benefits

<p><i>Site planning, and efficient and economical land utilization (id. § 305.5(c))</i></p>	<p>The benefits of the Project’s site plan and efficient land utilization are reflected in the Project’s overall density, introduction of residential uses on underutilized lots located near transit, the absolute number of new residential units provided, and introduction of income-restricted housing. The Project also improves land that has been underdeveloped relative to the surrounding transportation and other infrastructure, and its development makes it a significant contribution to establishing and strengthening the central 14<sup>th</sup> Street, NW commercial corridor. Finally, the Project places parking and loading in a garage with access only from an alley via existing curb cuts.</p>	<p>Yes</p>	<p>Yes, superior site plan to a matter-of-right design</p>	<p>Yes, enforceable via approved plans</p>	<p>Yes</p>
<p><i>Housing, affordable housing, and three-bedroom housing (id. § 305.5(f)(1), (f)(2), and (g)(1) and (g)(2))</i></p>	<p>The Project includes a greater number of housing units than could be developed on the site as a matter-of-right plus permanently affordable housing and three-bedroom units. The production of housing that exceeds the amount that would have been required through matter-of-right development under existing zoning, three-bedroom units, and affordable housing above what is required under the IZ provisions are each separate public benefits.</p> <p>The District faces a shortage of virtually every kind of housing product, but the need is particularly severe for housing near transit. The Project produces a significant amount of new residential units on a site that is transit-accessible, part of an exciting mixed-income development. The housing proposed as part of the Project exceeds the amount possible through a matter-of-right redevelopment pursuant to the applicable limits in the underlying zone (i.e., the MU-3A zone) by approximately 55,957 square feet (91,909 sf proposed – 35,952 sf permitted as a matter-of-right).</p> <p>Units with three or more bedrooms are also a public benefit. The Project includes 24 such three-bedroom units.</p> <p>Perhaps most significantly, the Project provides 66 affordable housing units out of 101 total, which represents affordable housing far above what could be constructed through a matter-of-right development on the Property and far in excess of the IZ requirements. Accordingly, such affordable housing of the Project is a public benefit as well.</p> <p>Finally, 50 percent of all of the units in the Project will be set aside for households earning no more than 30% and 50% MFI. The affordable housing at deeper levels of affordability than required by the IZ requirements is also a public benefit of the Project.</p>	<p>Yes</p>	<p>Yes, 66% affordable v. 8% affordable for a matter-of-right project</p>	<p>Yes, enforceable via affordable housing covenant with DHCD</p>	<p>Benefits the District as a whole because future residents can come from any part of DC</p>
<p><i>Environmental and sustainable</i></p>	<p>The Project includes innovative sustainable design elements and achieves appropriate levels of environmental certification, given the mix of multiple uses. The Project has been designed to meet net zero energy targets while exceeding environmental design</p>	<p>Yes</p>	<p>Yes, LEED and solar panels are</p>	<p>Yes, enforceable by a LEED</p>	<p>Yes</p>

Analysis of the Project’s Public Benefits

<i>benefits (id. § 305.5(k))</i>	standards at the LEED v.4 Gold level. Specific sustainable benefits in the Project include solar panels and a net zero energy target.		not required for matter-of-right	checklist at building CofO	
<i>Uses of Special Value to the Neighborhood (id. § 305.5(q))</i>	Finally, the Project retains the Dance Loft on 14 use in its current location. The retention of a locally-owned and woman-owned community performing arts organization fits into this category of public benefits.	Yes	Yes, this use is not <u>required</u> by-right	Yes, enforceable at issuance of CofO	Yes